



# Southwestern Idaho News

ADA, ADAMS, BOISE, CANYON, ELMORE, GEM, OWYHEE, PAYETTE, VALLEY & WASHINGTON COUNTIES

## ECONOMIC TRENDS

The November 2005 seasonally adjusted unemployment rate for the Boise-Nampa Metropolitan Statistical Area was 3.3 percent. This is a one-tenth of a percent increase from October's rate of 3.2 percent. Despite the modest increase, November's rate was eight-tenths of a percent lower than November of 2004. Total employment declined by 800 people, but there were still 14,000 more people working in November 2005 than in November 2004 for an increase of 5.4 percent.

The number of total nonfarm payroll jobs in the Boise MSA increased by 400 during November to 256,600, two-tenths of a percent increase from October and a 4.3 percent increase from November 2004. Over the year, 10,500 new jobs were added in the five county MSA — 19 percent were in construction. Although construction employment is down slightly month-over-month this is expected during the late fall and winter months. Manufacturing did not fare as well as construction. It lost 800 jobs year-over-year mostly in nondurable goods manufacturing and more specifically in food manufacturing. Service producing industries continued to perform well, led by retail trade in November as holiday hiring picked up add-

**Southwestern Idaho Table 2: November 2005 Seasonally Adjusted Labor Force Figures for Southwestern Idaho Counties**

	Civilian Labor Force	Number Unemployed	Percent Unemployed	Number Employed
Ada	187,946	5,607	3.0	182,339
Adams	1,832	152	8.3	1,680
Boise	4,174	167	4.0	4,007
Canyon	77,174	3,051	4.0	74,123
Elmore	10,655	493	4.6	10,162
Gem	7,427	340	4.6	7,087
Owyhee	5,393	121	2.3	5,272
Payette	10,258	705	6.9	9,554
Valley	4,412	202	4.6	4,210
Washington	5,004	227	4.5	4,776
Statewide	737,917	26,959	3.7	710,958

**Southwestern Idaho Table 1: Boise City-Nampa MSA Labor Force & Employment (Ada, Canyon, Boise, Gem and Owyhee counties)**

	Nov 2005*	Oct 2005	Nov 2004	% Change Last Month	% Change Last Year
<b>INDIVIDUALS BY PLACE OF RESIDENCE</b>					
<b>Seasonally Adjusted</b>					
Civilian Labor Force	282,100	282,700	269,800	-0.2	4.6
Unemployment	9,300	9,100	11,000	2.2	-15.5
% of Labor Force Unemployed	3.3	3.2	4.1		
Total Employment	272,800	273,600	258,800	-0.3	5.4
<b>Unadjusted</b>					
Civilian Labor Force	281,600	281,200	269,600	0.1	4.5
Unemployment	8,800	8,100	10,400	8.6	-15.4
% of Labor Force Unemployed	3.1	2.9	3.8		
Total Employment	272,800	273,100	259,200	-0.1	5.2
<b>JOBS BY PLACE OF WORK</b>					
Nonfarm Payroll Jobs**	256,600	256,200	246,100	0.2	4.3
<b>GOODS-PRODUCING INDUSTRIES</b>					
Natural Resources & Construction	49,100	49,500	47,900	-0.8	2.5
Manufacturing	20,100	20,300	18,100	-1.0	11.0
Durable Goods	29,000	29,200	29,800	-0.7	-2.7
Food Manufacturing	23,000	23,000	23,100	0.0	-0.4
Wood Product Manufacturing	1,800	1,800	2,100	0.0	-14.3
Fabricated Metal Products Mfg.	1,400	1,400	1,400	0.0	0.0
Machinery Manufacturing	1,200	1,200	1,200	0.0	0.0
Computer & Electronic Manufacturing	14,000	14,000	14,300	0.0	-2.1
Transportation Equipment Mfg.	1,900	2,000	1,900	-5.0	0.0
Other Durable Goods	2,700	2,600	2,200	3.8	22.7
Nondurable Goods	6,000	6,200	6,700	-3.2	-10.4
Food Manufacturing	4,300	4,300	4,900	0.0	-12.2
Printing & Related Support Activities	700	700	700	0.0	0.0
Other Nondurable Goods	1,000	1,200	1,100	-16.7	-9.1
<b>SERVICE-PRODUCING INDUSTRIES</b>					
Trade, Transportation, & Utilities	207,500	206,700	198,200	0.4	4.7
Trade	48,900	48,200	48,200	1.5	1.5
Wholesale Trade	42,000	41,200	41,300	1.9	1.7
Wholesalers, Durable Goods	10,900	11,100	11,000	-1.8	-0.9
Wholesalers, Nondurable Goods	6,900	6,900	6,700	0.0	3.0
Retail Trade	3,300	3,300	3,400	0.0	-2.9
Food & Beverage Stores	31,100	30,100	30,300	3.3	2.6
General Merchandise Stores	4,300	4,300	4,400	0.0	-2.3
All Other Retail Trade	6,900	6,400	6,600	7.8	4.5
Transportation, Warehousing, & Utilities	19,900	19,400	19,300	2.6	3.1
Utilities	6,900	7,000	6,900	-1.4	0.0
Transportation & Warehousing	300	300	600	0.0	-50.0
Information	6,600	6,700	6,300	-1.5	4.8
Telecommunications	4,900	4,800	4,700	2.1	4.3
Financial Activities	2,100	2,000	1,900	5.0	10.5
Finance & Insurance	13,600	13,700	12,600	-0.7	7.9
Real Estate & Rental & Leasing	10,000	10,000	8,900	0.0	12.4
Professional & Business Services	3,600	3,700	3,700	-2.7	-2.7
Professional, Scientific, & Technical	37,500	37,700	35,600	-0.5	5.3
Management of Companies & Ent.	11,700	11,600	10,600	0.9	10.4
Administrative & Support & Waste Mgmt.	5,500	5,500	5,500	0.0	0.0
Educational & Health Services	20,300	20,600	19,500	-1.5	4.1
Educational Services	31,700	31,500	30,400	0.6	4.3
Health Care & Social Assistance	2,800	2,700	9,200	3.7	-69.6
Hospitals	28,900	28,800	21,200	0.3	36.3
Leisure & Hospitality	9,400	9,400	2,400	0.0	291.7
Arts, Entertainment, & Recreation	22,400	22,400	21,200	0.0	5.7
Accommodation & Food Services	3,100	3,100	2,400	0.0	29.2
Accommodation	19,300	19,300	18,800	0.0	2.7
Food Services & Drinking Places	2,100	2,200	2,200	-4.5	-4.5
Other Services	17,200	17,100	16,600	0.6	3.6
Total Government	7,200	7,100	5,900	1.4	22.0
Federal Government	41,300	41,300	39,600	0.0	4.3
State & Local Government	5,700	5,800	5,700	-1.7	0.0
State Government	35,600	35,500	33,900	0.3	5.0
State Government Education	14,300	14,400	13,500	-0.7	5.9
State Government Administration	5,700	5,700	4,900	0.0	16.3
Local Government	8,600	8,700	8,600	-1.1	0.0
Local Government Education	21,300	21,100	20,400	0.9	4.4
Local Government Administration	12,500	12,300	12,100	1.6	3.3
	8,800	8,800	8,300	0.0	6.0

\* Preliminary Estimate

\*\*Full- or part-time jobs of people who worked for or received wages in the pay period including the 12th of the month

ing 1,000 jobs during the month. Most of these jobs are temporary ending after the Christmas shopping rush. A portion of these jobs are taken as second jobs by people who want to make extra money for Christmas. The November 2005 civilian labor force and total employment figures for all 10 counties in Southwest Idaho are shown in Treasure Valley Table 2 on page 11.

## AREA DEVELOPMENTS

### Boise MSA

- Cabela's, an outdoor recreation gear retailer, recently announced it is opening a store in Boise on Franklin Road in the former Costco building this summer. The store will occupy approximately 132,000 square feet. Cabela's plans to hire 200 people to work at its Boise store.
- A recent survey of employers conducted by Manpower suggests more hiring is on the way in the first quarter of 2006. Twenty-seven percent of survey respondents indicated they had plans to increase the number of employees hired during the first quarter compared to only three percent who stated that in the 2005 survey. The majority of the hiring is expected to be in construction, trade, education and other services.
- The Ada County Highway District recently released its current list of projects planned for the next five years totaling \$192 million. Some notable items on its list include converting Meridian's Main Street into a one-way street heading north and altering Meridian Road into a one-way street heading south between Cherry Lane and Interstate 84. The highway district has also moved the East Parkcenter Bridge project up to 2008 from 2010 and plans to make Franklin Road an alternative route to the Interstate 84 by expanding it to a five-lane road between Five Mile Road and McDermott.
- According to a federal report, housing prices in Idaho from third quarter 2005 to third quarter 2004 appreciated faster than the national average of 12 percent. On a statewide level, housing prices in Idaho appreciated by 15 percent led by Coeur d'Alene which experienced an increase in prices of 29.9 percent. This earned Coeur d'Alene seventh place on the Top 20 Metropolitan Statistical Areas and Divisions With Highest Rates of House Price Appreciation for the period ending Sept. 30, 2005, compiled by the Office of Federal Housing Enterprise Oversight. Home prices in the Boise/Nampa MSA climbed by 14.3 percent in the third quarter placing the Boise area 74<sup>th</sup> on the same list up from 117<sup>th</sup> from the second quarter 2005.
- A six-month development moratorium in Gem County has recently been enacted by the county commissioners, due to the rapid pace of development. All zoning ordinances are going to be updated, the county will conduct studies on both sewer and water issues and transportation plans will be reworked. In addition the county's fee structure will be reviewed and altered if deemed necessary. Gem County joins McCall, New Meadows and Adams County as communities in southwest Idaho that have enacted temporary moratoriums on development.
- Boise-based Farmers and Merchants State Bank is being purchased by Cascade Bancorp of Bend, Ore. The purchase price is \$147.1 million in cash and stock. Farmers and Merchants has 11 branches and over 200 employees. Representatives of Cascade Bancorp have said some changes will be made but staff reductions are not expected.
- MotivePower of Boise recently received another contract for manufacturing new locomotives for New York City. The contract with New York City is for 28 new locomotives and carries an option for 10 more at the end of the contract. In October 2005, MotivePower received a contract from GO Transit of Ontario, Canada, for 27 locomotives and an option for 26 more.
- Amalgamated Sugar is investing \$15 million into its Nampa facility designed to reduce plant emissions and odor around the factory during fall sugar beet processing. The new system will use steam to dry beet pulp instead of using an open furnace. The steam system is only the fourth system of its type installed in the United States and is expected to be up and running by October 2006.
- Boise Airport's passenger traffic increased up by nine percent from October 2004 to October 2005. The number of passengers departing from the airport was up by eight percent and the number of people arriving in Boise increased by 10 percent. In February the airport will add a 28<sup>th</sup> market with new service to Walla Walla, Wash.
- Micron Technology Inc. recently announced they will be recruiting for 900 new jobs. The entry level jobs will be starting at \$16 per hour with some engineers and more specialized jobs paying over a six figure salary. A Micron spokesperson attributed the recent success of Micron and the addition of these 900 jobs to product diversification into other markets besides Micron's historical staple product, DRAM.
- During the first three quarters of 2005, the Treasure Valley ranked fourth in the nation in the number of home loans granted to investors, the majority of whom are from out of state. Over the first three quarters of the year, investors accounted for approximately 20.5 percent of all home loans — a 9 percent increase from 11.4 percent in 2004 and 8 percent in 2003.
- Home sales in the Treasure Valley are bucking the national trends. Nationally, home sales in November were down by 11.3 percent from the prior month but in Ada County sales were actually up by 4.1 percent and Canyon County sales were up by 2.5 percent. From November 2004 to November 2005, the number of homes sold showed staggering increases of 49 percent in Ada County and 83 percent in Canyon County.

*Continued on page 24*

## Panhandle News — (continued from page 8)

about 70 jobs and Superfund activities added about 40 jobs.

Tourism continues to grow as Silver Mountain Resort and the smaller Lookout Pass Ski Area expand. The Trail of the Coeur d'Alenes is also drawing more visitors.

Despite a very disappointing 2004-2005 ski season, hotel-motel receipts in Shoshone County rose 3.3 percent, from \$2.8 million in 2004 to \$2.9 million in 2005. Between 2003 and 2004, hotel-motel receipts had grown 12.8 percent.

More tourism growth is on the horizon. Eagle Crest, owner of Silver Mountain Resort, opened its Morning Star Lodge in late May. This fall, the resort broke ground on three new residential buildings with 110 condominium/hotel units, more commercial space and an indoor water park near the lodge. Future plans for Silver Mountain include new ski lifts, expanded terrain, home sites and a golf course.

Rising incomes and increased tourism gave a boost to retail sales. Another major contributor to retail sales growth was Dave Smith Motors in Kellogg, the county's largest employer. The dealership employs more than 300 people and sells vehicles across the United States via the Internet. Taxable sales in Shoshone County grew 14.8 percent from \$114.8 million in 2004 to \$131.7 million in 2005.

Construction is playing a major role in Shoshone County's economy. Between 2002 and 2005, construction employment grew about 70 percent and accounted for 23 percent of the 480 total nonfarm payroll jobs added.

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## North Central Idaho News — (continued from page 10)

process called transesterification. The refining process separates the canola oil into two products — methyl esters, the chemical name for biodiesel, and glycerin, a by-product that can be sold for use in soaps or other products. Nave said the operation will be a "zero discharge facility," meaning no waste will be pumped into the local ecosystem. Initially he will have to import canola oil from Canada to get the refining operation started, but hopes to buy and crush canola seeds from local farmers in the

spring. Nave's goal is for 50 percent of his canola seed to come from local farmers by 2010.

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## Southwestern Idaho News — (continued from page 12)

- The U.S. Small Business Administration recently updated its definition of a small business by raising the size limit from \$6 million to \$6.5 million to allow small businesses with growth matching the inflation rate to still have access to the organization's services. The last size-limit increase was in February 2002.
- Two new hotels are currently under construction in the Treasure Valley. At the Bodo complex in downtown Boise a new Hampton Inn and Suites is under construction. In Nampa a new Holiday Inn Express recently broke ground near the Garrity exit off of Interstate 84. Both hotels will add to the availability of rooms for the valley and are expected to cater to business travelers.

### Valley County

- Valley County has hired a consultant previously employed by Blaine County to set up a housing authority for both Valley and Adams Counties. No other localities

are being asked to contribute money for this project but all local governments will have a member present on the board created to operate the housing authority. In addition to Valley and Adams counties, the cities of Cascade, McCall, Donnelly, Council and New Meadows are expected to participate.

### Elmore County

- Advance registrations are now being accepted for jobs with Marathon Cheese. The company is not hiring yet but expects to start reviewing job applications beginning this spring.

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